

April 16, 2024

Ariana Muca
City of Aurora
15151 E. Alameda Parkway #2300
Aurora, CO 80012

Dear Ms. Muca,

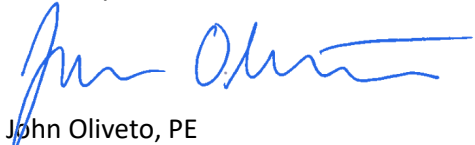
On behalf of Forest Trace Metro District, CenterPoint Engineering is pleased to provide this letter of introduction for the Forest Trace Tree Protection Plan amendment. Forest Trace Village is an existing 75-acre mixed-use development (13 acres of retail and 62 acres of residential and open space) located at East Smoky Hill Road and South Aurora Parkway in Aurora, Colorado. The residential and open space portion of the development consists of 135 homes as well as the north end of the Black Forest. During construction, the developer dedicated over 23 total acres to preserve the Black Forest and prevent the removal or impact to existing trees within the forest. The original project design ("Forest Trace Planning Area 1 & 2 by Martin/Martin Consulting Engineers and hereafter referred to as the MASTER PLAN) involved significant site grading and drainage with several steep slopes and drainage swales. The residential and open space development has experienced significant erosion control and drainage issues since it has been constructed. In particular, the areas of decay have been grouped into six (6) different areas of concern. This project aims to address these six areas of concern as it relates to their drainage and erosion control liabilities. The six (6) areas of concern are outlined as follows:

1. Area 1: Generally, the area directly north of Lot 32 at the cul-de-sac of South Addison Way. The slope behind this residence directs stormwater runoff onto the residences' property and the proposed work includes the addition of a grassed drainage swale to alleviate these concerns. The proposed work will impact four (4) landscape trees which are to be replaced or transplanted per the Metro District.
2. Area 2: Generally, the area directly north of Lot 15 off of South Biloxi Way. The area right along the property / fence line is experiencing considerable erosion. The proposed work includes the addition of a stone lined drainage swale to alleviate these concerns.
3. Area 3: Generally, the area directly north of Lots 63 – 69 off of S Catawba Circle. The slope behind the residences directs stormwater runoff onto the residences' properties and the proposed work includes the addition of a grassed drainage swale to alleviate these concerns. The MASTER PLAN originally designed drainage swales in this area, however it appears that the swales were not originally constructed to plan. The proposed work will impact fourteen (14) landscape trees which are to be replaced or transplanted per the Metro District.
4. Area 4: Generally, the area along the pedestrian sidewalk and behind lots 59 and 60 off of South Catawba Circle. The area which generally slopes from east to west over the concrete walk has developed a low point along the eastern edge/lip of the walk. The low point causes ponding and algae growth at times. The proposed work includes the regrading of this area to eliminate the low point and provide continuous sheet flow over the concrete walk. The proposed work will not disturb any trees within this area.

5. Area 5: Generally, the area behind lots 55 and 56 along South Catawba Way. This area is located within a ravine whose sides are experiencing significant erosion. There is an existing pedestrian walk that runs along this area which is concerning due to the inevitable collapse of the walk with further erosion to the ravine. The proposed work includes the installation of a longitudinal stone toe protection (24" stone) structure with backfill behind it for stabilization of the area. The proposed work will not disturb any trees within this area.
6. Area 6: Generally, the area directly north of Lots 70 – 78 off of East Euclid Avenue. The slope behind the residences directs stormwater runoff onto the residences' properties and the proposed work includes the addition of a grassed drainage swale to alleviate these concerns. The MASTER PLAN originally designed drainage swales in this area, however it appears that the swales were not originally constructed to plan. The proposed work will impact twenty-nine (29) landscape trees which are to be replaced or transplanted per the Metro District.

On behalf of the ownership, we look forward to working with the City of Aurora. Please do not hesitate to contact us with any questions or comments.

Sincerely,



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